



UK RAAC Campaign Group

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16th December 2025

Open Letter On RAAC National Crisis

From: UK RAAC Campaign Group

To:

- **Jayne Bryant MS, Cabinet Secretary for Housing and Local Government, Welsh Government**
- **Màiri McAllan MSP, Cabinet Secretary for Housing, Scottish Government**

Cc:

- **Rt Hon Jo Stevens MP, Secretary of State for Wales**
- **Rt Hon Douglas Alexander MP, Secretary of State for Scotland**

Subject: Urgent need for coordinated devolved pressure and a UK-wide National RAAC Fund

Dear Cabinet Secretaries,

We write on behalf of the UK RAAC Campaign Group to urge you, collectively and decisively, to work in close coordination to press the UK Government to accept responsibility for the Reinforced Autoclaved Aerated Concrete (RAAC) crisis — a crisis that is national in scale, historic in origin, and devastating in its impact on homeowners across Scotland, Wales and beyond.

RAAC homeowners remain in an intolerably precarious position. While recent ministerial engagement — including private meetings with affected individuals — may provide reassurance to some, it does nothing to resolve the systemic injustice now facing thousands of families. During Minister McAllan's visit to Clackmannanshire, homeowners made their position

unequivocally clear: they no longer want piecemeal, one-to-one conversations or bespoke fixes. They want fairness, consistency and urgency.

Homeowners are united in calling for either:

- Pre-RAAC property valuations, restoring people to the financial position they were in before the material's failure was acknowledged; or
- Fully funded roof replacement or remediation, delivered at pace and without indebting households.

Many families have lived with fear and uncertainty for years. Others have been forced from their homes entirely and are now spiralling into debt through no fault of their own. This is not a localised housing issue — it is a national building safety failure rooted firmly in decisions taken long before devolution.

A pre-devolution failure requires a national remedy

RAAC was promoted, specified and installed during a period when housing policy, regulation and construction standards were controlled centrally by the UK Government. The evidence now available — much of which has been compiled into a detailed research dossier prepared for the UK RAAC Campaign Group — demonstrates that this was not merely an unfortunate technical oversight, but the result of systemic failures in oversight, regulation and accountability.

Minister McAllan has already been provided with this dossier. We are now supplying the same evidence in full to Minister Bryant. It documents, among other matters:

- The historic promotion of RAAC/Siporex systems at a UK-wide level during the pre-devolution era;
- Clear warnings emerging as early as the 1980s and 1990s that were not acted upon;
- Repeated missed opportunities to identify RAAC during stock transfers, surveys and maintenance programmes;
- Serious concerns about conflicts of interest and potential corruption linked to the promotion of industrialised building systems; and
- Evidence that homes in England may still contain RAAC but remain unidentified, either

because they are privately owned or because England's regulatory approach has been significantly less rigorous than that adopted in Scotland and Wales.

This last point is critical.

England: under-identification, regulatory failure and a distorted national picture

Our research highlights a growing and deeply concerning dissonance between the scale of RAAC identified in Scotland and Wales and the comparatively low figures reported in England. This is not evidence of lower prevalence — it is evidence of weaker investigation.

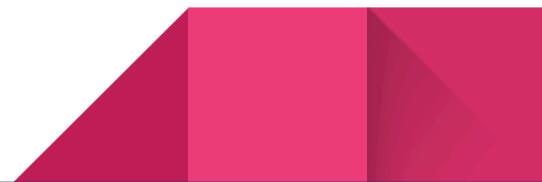
Unlike the Scottish Housing Regulator, the Regulator of Social Housing in England has not taken an active, systematic role in driving intrusive inspection and comprehensive identification. As a result:

- RAAC has already been missed in areas such as Bracknell and Newcastle, as highlighted in our attached research;
- Desk-based reviews and reliance on incomplete records have led to false assurances; and
- Entire archetypes of homes — particularly low-rise flats and bungalows with altered or pitched-over roofs — may have escaped detection altogether.

This under-identification skews the perceived national scale of the crisis, weakens the case for intervention at UK level, and leaves English homeowners unknowingly at risk. It also allows the UK Government to downplay its responsibility while devolved administrations are left managing the consequences.

The case for a UK-wide National RAAC Fund and Public Inquiry

Given the origin of this crisis and the clear evidence of systemic failure, we believe there is now an overwhelming case for:



- 1. A UK-wide National RAAC Fund, funded by the UK Government, to deliver parity of support regardless of postcode, tenure or devolved boundary; and**
- 2. A full public inquiry into the promotion, regulation, identification and concealment of RAAC in residential housing.**

Recent pressure on the Welsh Government — including from the Welsh Petitions Committee — demonstrates growing recognition that this issue cannot be resolved in isolation. Likewise, Scottish homeowners have made clear that further delay is unacceptable.

We therefore urge you, Ministers Bryant and McAllan, to work in lockstep: issuing a joint call on the UK Government to act, pressing Secretaries of State Stevens and Alexander to champion this issue within Cabinet, and making clear that devolved governments cannot — and should not — be expected to shoulder alone the costs of a crisis they did not create.

If the UK Government continues to refuse to act, it must be stated openly and unequivocally that it is failing in its moral responsibility to protect citizens whose homes have been rendered unsafe through no fault of their own. Should the UK Government abdicate this responsibility, devolved governments are duty-bound to step in, serve their citizens, and deliver an immediate and effective solution.

Thousands of families are watching. They need leadership, unity and decisive action — not more delay.

We would welcome the opportunity to meet jointly to discuss this evidence and the path forward.

Yours sincerely,

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